

## LATEST REALTY MARKET TRADING

Alliance Realty Company Sells  
West 95th Street Apartment Building.

### ACTIVE SUBURBAN MARKET

T. P. Mills Buys Upper Montclair Dwelling—Mrs. J. B. Dill to Build at Orange.

**WEST 95TH STREET.**—The Alliance Realty Company has sold through N. A. Berwin, Co., to the Union Land Holding Company the St. Pierre apartment house, at 212 to 216 West Ninety-ninth street, a six-story elevator building, on lot 60x100.11. This house was taken in part payment by the Alliance Realty Company for a portion of its large plot on West Eighty-seventh street. This sale is the final transaction in a number of large deals aggregating over \$3,000,000 which started with the exchange of the Nevada apartment house, and has involved the sale of seven different parcels.

**WEST 152D STREET.**—Thomas J. O'Reilly has sold for Mrs. Stinson 557 West 152d street, a three-story dwelling, on lot 15x99.11, near Broadway.

### SALES IN THE BRONX.

**EAST 164TH STREET.**—Barnett & Co. have sold for the Manning estate the two dwellings at 462 and 464 East 164th street, on plot 40x70x irregular, extending through to Brook avenue.

**EAST 159TH STREET.**—Louis Huebner has sold to Joseph Palmiero for investment 242 East 159th street, a three-story three-family flat, on lot 25x100. John F. Fetzner was the broker.

### BROOKLYN PROPERTY BUYERS.

Frank A. Seaver has sold the two two-family brick houses at 818 and 822 Seventy-fifth street, near Fort Hamilton avenue, for Charles A. Winter to a buyer for investment.

Hugh O. Harris has sold to a speculator for the J. P. Farrell estate a plot 50x100 on the east side of Marine avenue, 147 feet south of Ninety-second street.

William Reisman has sold the two three-story apartment houses, on plot 60x131, on Park place, 65 and 67 feet from Franklin avenue, to Ernest R. Reuser of Manhattan for investment.

## Fine Homes on the Waterfront at Malba, near Whitestone



Most men when they first look around for a suburban home consider waterfront property as the most desirable. The waterfront always carries with it certain great advantages which no inland property can ever approximate. During the last twelve years, however,

most of the desirable waterfront tracts that could be utilized for residential purposes have been sold, and the few in this class that remain on the market, that is, those within easy commuting distance of the city, can be counted on the fingers of one hand. Of these Malba

is perhaps the nearest in time and distance from Herald Square. Malba is an undulating tract of about 114 acres near Whitestone, L. I., developed during the last five years into a fully improved residential community. Riding and driving, as well as motoring,

are popular. One can motor to Manhattan by way of Queensboro Bridge. Yachting is also a favorite sport at Malba, many of the residents having their own boats. The dominating atmosphere seems to be that of a private estate rather than of a suburban development.

### 100,000 FOR CITY ECONOMY.

That Many Backing Effort to Get Good Government.

William H. Chesebrough, president of the City Economy League, explained what he termed the "civic necessity" for the organization of the City Economy League and the means devised by which the league proposes to fulfill an "urgent mission" to protect the city's credit and restore the city's finances to a sound basis.

Mr. Chesebrough said: "The City Economy League, which now shows an actual enrollment of nearly 30,000, is a product of civic necessity. It is the mission of the league to devise means for protecting the city's credit and to restore its finances to a sound basis. New York has become the greatest municipality as well as the greatest business organization in the world. With its cosmopolitan elements and constant accretions of unassimilated populations together with its ultra-progressive spirit and 'habit' of rapid expansion, the city has become so vast and unwieldy as to require the most vigilant and expert service in all its ramified

### MUTUAL GETS BROAD ST. CORNER.

Completes Insurance Company's Ownership of Broad St. Block.

NEWARK, Aug. 16.—The Mutual Benefit Life Insurance Company will complete negotiations this week for the purchase of the Scheuer Building, at Broad and Commerce streets. With this property secured the insurance company will realize its ambition of holding title to the entire block on Broad street between Clinton and Commerce streets, one of the most valuable in Newark.

Last May at an auction sale ordered by the Orphans Court to settle the estate of the late Simon Scheuer, the Scheuer Building was bid in by the Mutual for \$541,000. Since then the heirs took the matter into the higher law courts and the Court of Chancery on appeal, but the Mutual has won its fight for the site.

When the building was contemplated several years ago the Mutual company sought to buy it, but the price, \$500,000, was considered too high. The Scheuer Building was erected at a cost of \$170,000. The insurance company's home office is at Clinton and Broad, and between it and the Scheuer Building are

### PROTECTING THE UNWARY.

Reputable Suburban Dealers to Aid the Small Lot Buyer.

At a recent meeting of a number of prominent New York suburban real estate operators several pathetic instances of unwise investment by persons of small means on the eastern end of Long Island were quoted. Suggestions were made for protecting legitimate operators, who have had this unfortunate condition to contend with and who have had to suffer in the public mind regardless of the reputable manner of conducting business by their companies.

Speaking on this subject, J. C. McKnight of the McKnight Realty Company was of the opinion that the general public should seek out for themselves the real estate firms of known reputation, whose properties are so situated that transportation facilities are close at hand, whose character and appearance are such as will appeal to most every one, and where present and future growth of population insure increased values.

There are thousands upon thousands of people scattered throughout this country, Mr. McKnight believes, who have been persuaded by unscrupulous real estate salesmen to purchase lots for investment that are situated miles from a railroad station and that have no general use either as a site upon which to build a home or even for farming purposes. If these people had taken the trouble to at least investigate the property and the concern from which they contemplated purchasing, millions of dollars would have been saved and diverted into investments that would have at least returned a normal income.

It is a known fact, he says, that no one would lend \$10,000 on a first mortgage on real estate without having the title examined by a competent lawyer or getting a title and trust company to insure. Either plan costs a small fee, and the investor goes to people of established reputation, when he needs such service. The public to-day should follow just such method in the purchasing of homes or home sites. First let the buyer satisfy himself of the location of the suburban home which he contemplates buying, see if it is located near a station, that the improvements are of the most permanent character, that there are stores, churches and fire protection, and that the transportation facilities are such that it is possible for him to reach his place of business in at least one hour's time. Secondly, after thoroughly satisfying himself that the location is all that can be desired, let him investigate the company he intends purchasing from.

The McKnight Realty Company has engaged a competent lawyer whose services are free to any one desiring advice on the purchase of real estate in the suburban section of Long Island, and the small investors can have the benefit of this lawyer's knowledge.

### BIG PROFIT ON NEWARK PLOT.

Corner Bought a Few Months Ago Resold at \$20,000 Profit.

NEWARK, Aug. 16.—Two transactions for the same property in the center of the city reported by Feist & Feist last week show an increase of \$20,000 within a few months. Several weeks ago the firm sold the plot at Branford place and Trent place for August and William Meisbach to C. Louis Fitzgerald for \$200,000.

Last week the property was sold for Mr. Fitzgerald to Frank and Frederick Ewan, who paid \$220,000 for it. Branford place by a recent vote of the Board of Aldermen will soon be widened to increase the traffic facilities in the center of the city and the piece involved in this deal will be affected.

### MAGNITUDE OF BRIGHTWATERS.

Material Used Would Fill Train of Cars 25 Miles in Length.

Developers of Brightwaters on the south shore of Long Island have received so many inquiries about the development that T. B. Ackerson, the man who directed the upbuilding of the colony as president of the T. B. Ackerson Company, has had prepared statistics which show the magnitude of the development which five years ago was a run down country estate.

The development of Brightwaters has cost \$5,000,000. It contains 1,300 acres, which are divided into four sections, known as the Lake, Bay, Oaks and Pines district, named because of the

## Now Being Built at Estates of Great Neck



surroundings or settings of the locations. Through these sections is built over thirty miles of roads, twenty miles of sidewalks, a separate water company with its own franchise and thirty odd miles of water pipe, with seventy-six fire hydrants for protection against fire of over two hundred and fifty houses in the construction of which have been used over 1,000,000 lineal feet of floor timbers, 331,260 lineal feet of studs, 236,000 lineal feet of roof rafters, 22,000 shingles, 2,000,000 feet of sheathing and rough flooring, 1,750,000 feet of finished or top flooring, 500,000 lineal feet of shingle lath, 2,500,000 lineal feet of wall lath, 13,570 barrels, or 2,704 tons of cement, 1,200,000 bricks, weighing 3,150 tons, and 2,420 kegs, or 121 tons, of nails. In the painting of houses there has been used 34 tons of white lead, 5,800 gallons of shingle stain and 3,200 gallons of linseed oil.

The building of the canal or harbor, which is a feature of the development, was a big undertaking. In making this harbor more than 500,000 cubic yards of sand had to be excavated, and to bulkhead the same 287,650 lineal feet (over fifty-four miles) of 3x8 planking and 27,000 lineal feet of 6x8 timber was used.

In the roads already macadamized and the stone sidewalks laid there have been used 2,656 cubic yards, or 3,320 tons, of broken stone, in addition to 155,911 bushels, or 3,603 tons, of oyster shells.

Nearly half of the material used in making Brightwaters has come by the way of water.

### CITY DWELLINGS RENTED.

J. Arthur Fischer has leased to Rosetta Sherer the dwelling at 122 West Forty-third street, to M. C. Keefe.

F. E. Zettel has rented 225 West 137th street, a three-story dwelling, to Charles Reilly, also 249 West 119th street, a three-story dwelling, to M. C. Keefe.

Pense & Ellman have leased the dwelling at 55 East Seventy-sixth street to Raynal C. Balling.

## 700 NEW MANHATTAN BUILDINGS A YEAR

92,749 Structures on the Island at End of 1912, Says Superintendent of Buildings.

### 1 PER CENT. SKYSCRAPERS

Only 3 Per Cent. Fireproof and Eight-tenths of Total Still Used as Dwellings.

There were 92,749 buildings in Manhattan at the close of 1912, according to a count made recently by Superintendent of Buildings Rudolph P. Miller. This is nearly forty-two to the block, about 66 an acre, or about one for every twenty-seven of the inhabitants. It is probably less by about 5,000 than ten years ago, as about that many more buildings have been taken down in that period than have been erected. In a book entitled "The Bright Side of New York," by Rev. J. F. Richmond, in 1873, it was stated that there were then about sixty-five thousand buildings on Manhattan. This would indicate that there has been an average net increase of about seven hundred buildings a year.

It was hoped in making this so-called building census to be able to give these buildings by classes, but it was found that to do this with any degree of accuracy would require more time and expense than was available. It has been very difficult to adopt a classification of actual conditions. Comparatively few buildings are devoted to one purpose. Most buildings are occupied in two or more ways, a considerable number

Thirty-one to forty stories..... 1  
Twenty-one to thirty stories..... 1  
Four to twenty stories..... 1  
Over fifty stories..... 1

While fireproof construction shown by the building statistics of recent years is on the increase, the existing fireproof buildings still form a very small percentage of the total, in fact less than in the case of frame structures.

Buildings. No. per cent.  
Frame construction..... 284 0.31  
Ordinary construction..... 284 0.31  
Fireproof..... 2,366 2.56

Frame structures here include all buildings the exterior walls of which are wholly or in part of wood construction.

In spite of the fact that business appears to be encroaching more and more into the residential sections of Manhattan, over 78 per cent. of the buildings are still occupied, in large part at least, for residence purposes. Over half of these are multiple dwellings classed under the law as tenements. The following statement shows in a general way the occupancy of the buildings of Manhattan:

Public Buildings. No. per cent.  
Churches..... 509 0.54  
Schools..... 478 0.51  
Theatres..... 137 0.15  
Others..... 256 0.28  
Residence Buildings..... 72,711 78.31  
Dwellings..... 50,239 54.16  
Tenements..... 4,000 4.31  
Hotels..... 346 0.37  
Business Buildings..... 1,533 1.65  
Office..... 1,338 1.45  
Stores..... 1,195 1.27  
Others..... 15,460 16.67  
Miscellaneous..... 2,712 2.92

### SUBURBAN SAILING GROUNDS.

Long Island Creeks and Bays Being Improved by Developers.

Widening and straightening of winding creeks that flow into the bays of the south side of Long Island is a form of improvement that has engaged the activities of land developers during the last five years. The same character of improvement has also engaged the attention of the townships of the south shore. The latter, as well as the land developers, have awakened to the fact that real estate increment on the south side is accelerated by waterway improvements because the chief attraction of that part of Long Island is its bays and the ocean beyond, and as the deepening and straightening of creeks make the bays more accessible, property along and within easy walking distance of the creeks grows in value through becoming attractive as cottage sites.

All of Long Island that is not immediately adjacent to the railroad is becoming a playground for New Yorkers, and as most of the water front of the south shore is within a mile of either the Montauk or Long Beach divisions of the railroad, property along that coast has come into the market as sites for all year homes. The towns that have aided in waterway improvements have as a result added to their totals of assessed valuations, while



ber being used in many ways. A general classification into the following groups has been made: Public buildings, business buildings, business buildings and miscellaneous. The determining feature that placed a building in any group was the occupancy of the major part of the building. It is believed that while the figures do not give a true statement as to occupancy they do indicate with a fair approximation to correctness the proportionate amount of buildings space devoted to public, residential and commercial interests.

Public buildings in this discussion include Government buildings of all kinds, churches, theatres and other places of assembly, schools, museums, railroad depots, hospitals and structures for similar purposes. Residence buildings include private and multiple dwellings, hotels, lodging houses, clubs, homes and similar buildings where people sleep. Business buildings include office buildings, stores, warehouses, factories, stables and the like.

In determining the character of construction the only serious difficulty experienced was to distinguish between fireproof and non-fireproof. It is only since 1899 that the interior columns of fireproof buildings were required to be encased in fire resisting materials, so that structures which under the old law were classed as fireproof cannot be so considered to-day. It was thought best, however, to include them among the fireproof buildings. They constitute about one-tenth of the buildings listed as fireproof.

It was sometimes hard to draw the line in counting the number of stories to distinguish between a basement and a full story. In general, where the basement floor was sufficiently near the sidewalk so that there is an easy entrance to the basement, this was taken as a story. Roof structures or penthouses, so called, when occupied for janitor's quarters or some purpose other than the housing of elevator or ventilating machinery were considered as a story.

Another trouble encountered occasionally in this census involved the question of whether the several sections of an establishment, perhaps of varying story heights, should be treated as one building or more. No fixed rule could be applied and judgment was exercised in each case. The greatest number of stories of any part of a building taken as its height. The buildings at Ward's, Randall's and Blackwell's islands are not included in the count.

It is interesting to note from the following table that nine-tenths of the existing buildings of Manhattan are less than six stories high and that only a little over 1 per cent. can be placed in the skyscraper class (accepting all buildings over ten stories high as skyscrapers), and of these less than one fourth are over thirteen stories high.

Buildings. No. per cent.  
Six stories or less..... 83,062 89.55  
Seven to ten stories..... 8,309 8.92  
Eleven, twelve and thirteen stories..... 822 0.89  
Fourteen to twenty stories..... 715 0.77  
Twenty-one to thirty stories..... 42

## Attractive New Houses on Newbold Place, Kew Gardens



**SALE NEAR QUEENSBORO PLAZA.**  
Theodore M. Tobani has sold for Louise C. Stockinger a house and plot on Riddle street, near the Queensboro Bridge Plaza, to Edward Carson for investment.

**CORONA HOUSE SALES.**  
William Reisman has sold for John P. Glasling 58, 70, 72, 88 and 90 Sholer avenue, 172 Lawn avenue and 107 and 109 Hillside avenue, Corona, L. I., eight one-family houses, each on a lot 20x100.

**BUTS NEW BRIGHTON PLOT.**  
Cornelius G. Koff has sold for Mrs. J. M. Pendleton a plot 60x105 on the west side of Franklin avenue, north of Westpoint street, New Brighton, Staten Island, to W. H. Libby, Jr., who will erect a dwelling for his own use.

### NEW DORP LOTS SALE.

J. Sterling Drake has sold for Joseph Farnette of Atlanta, Ga., to Antonio Piscopo five lots on Roma avenue, New Dorp, Staten Island. Mr. Piscopo will build cottages.

### MONTCLAIR DWELLING SALE.

F. M. Crawley & Bros. have sold a residence on Clarewill avenue, Upper Montclair, to T. P. Mills. The property has a frontage of 100 feet and the house is two and one-half stories high.

### CHURCH BUTS AT BEEK FIELDS.

Frederick P. Collins has sold to the trustees of St. Peter's Church a dwelling at the corner of Rosebank avenue and Oak lane, Essex Fells, N. J., adjoining the church, on plot 100x100, for use as a parsonage. Mr. Collins has also sold a dwelling on Mountain avenue, North Caldwell, for Alice J. Curden. It is on a plot 75x100.

### MRS. J. S. DILL BUTS AT ORANGE.

Fayson M. Merrill Company has sold to Jacob Schuster, Jr., the property of Mrs. James B. Dill, corner of Oakwood avenue and Berwyn street, Orange, N. J. It consists of a dwelling and one acre of land; also sold for Schuster a plot of land on Wildwood avenue, Llewellyn Park, West Orange, to Mrs. Dill and an acre adjoining on Tulp avenue, for Frederick W. Browning, on which property Mrs. Dill will erect a residence for her occupancy.

### SNUG HARBOR TO BUILD.

The trustees of the Snug Harbor have under consideration the improvement of the northeast corner of University place and Ninth street with a twelve-story building. The proposed building will be L shaped, fronting 50 feet on University place and extending to the rear 157 feet in depth. It will have light on four sides and will be constructed to carry 200 pounds per square foot. Each floor will contain 15,000 square feet of space.

departments to direct its course in safety.

"Students of political economy, great financiers and business men of large affairs have foreseen trouble ahead and given warning to the effect that the city's debt (now about \$1,200,000,000) has reached the limit of the city's legal credit. It cannot incur more debt with impunity without an expansion of its credit. It cannot expand its credit for the reason that real estate, which is the basis of its credit and security for its debt, is burdened with an assessment valuation of 100 per cent. of its actual value in the open market. There is no further margin for an expansion of the city's credit."

"It follows, therefore, that real estate values must be conserved and a policy of economy and efficiency maintained whereby all waste and extravagance will be eliminated, our resources preserved, city owned property made productive and self-sustaining and new sources of revenue developed.

"The City Economy League has dedicated its best endeavors to this purpose; first, by securing in the next administration the adoption of a policy of economy; second, by securing the nomination of the ablest and best men available for public offices, and third, by assisting our public officials to determine the proper lines between proposals for unnecessary things and the just requirements of the public in civic betterment for the health, education and general welfare of the people at large."

### BUSINESS PROPERTY LEASED.

Alexander Morten & Co., wine merchants, who recently disposed of their lease at 3 East Forty-second street, have leased from Childs Restaurant Corporation the double storey and basement now occupied as a restaurant at 77 and 79 Broad street and 32 and 34 South William street, at the northeast corner of those thoroughfares. The lease is for a term of eight years from October 1, and it is understood that the rental is about \$10,000 per year.

The Duross Company has leased the fifth floor at 48 and 50 West Twenty-first street to Mittenthal Brothers for a term of years.

Thomas J. O'Reilly has leased the following stores: 2815 Broadway to T. Hayashi, 2817 Broadway to B. Chalk, 2791 Broadway to the Heenan Laundry, 2838 Broadway to Shekko's bakery and 2825 Broadway to Miss Harriet; also leased a loft in the building at the northeast corner of Broadway and 110th street to Dr. Kutyn for a dental parlor, and a loft in the building at the southwest corner of Broadway and 110th street to Mme. Goodman, millinery.

several small parcels occupied by brokers and banks.

### SMALL FACTORY FOR WEST SIDE.

In the rear of the property at 633 to 641 West Thirty-ninth street and 634 to 640 West Fortieth street is to be built a four-story factory of fireproof construction for Joseph Stern & Sons, Incorporated. It will be 48,705.5 feet and, according to the estimate of Edward J. Polrot, will cost \$30,000.

### CHURCH FOR THE BRONX.

On the east side of Prospect avenue, 90 feet south of Crotona Park East, is to be constructed a two-story brick church and parish house with a frontage of 91.5 feet and a depth of 88 feet for the New York City Baptist Mission Society at an estimated cost of \$40,000. Stoughton & Stoughton are the architects.



## Italian House at Kensington, Great Neck

Italian house at Kensington built for E. C. Deveroux.